

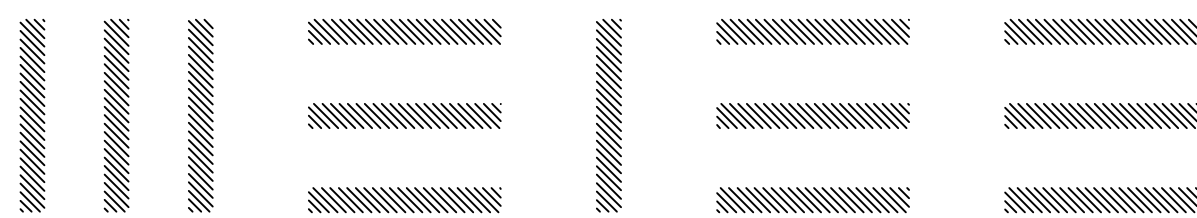
P U D S K E T C H P L A N
R E V I S E D : O C T 0 5 , 2 0 1 6

F I R S T S T R E E T
R E D E V E L O P M E N T

FIRST STREET & GRAND, WEST DES MOINES, IOWA 50265

O W N E R : F I R S T S T R E E T L P
4 5 0 0 W E S T O W N P K W Y , S U I T E 1 1 5
W E S T D E S M O I N E S , I O W A 5 0 2 6 5
P H O N E : 5 1 5 - 2 2 2 - 6 2 0 1 | F A X : 5 1 5 - 2 6 5 - 8 7 0 2

A R C H I T E C T : S T U D I O M E L E E
1 3 1 2 L O C U S T , S U I T E 1 0 0 Z , D E S M O I N E S , I O W A 5 0 3 0 9
P H O N E : 5 1 5 - 3 1 4 - 9 8 5 2 | P H O N E : 5 1 5 - 4 9 3 - 0 0 0 3



C I V I L / S I T E : B I S H O P E N G I N E E R I N G



Bishop Engineering Company, Inc.

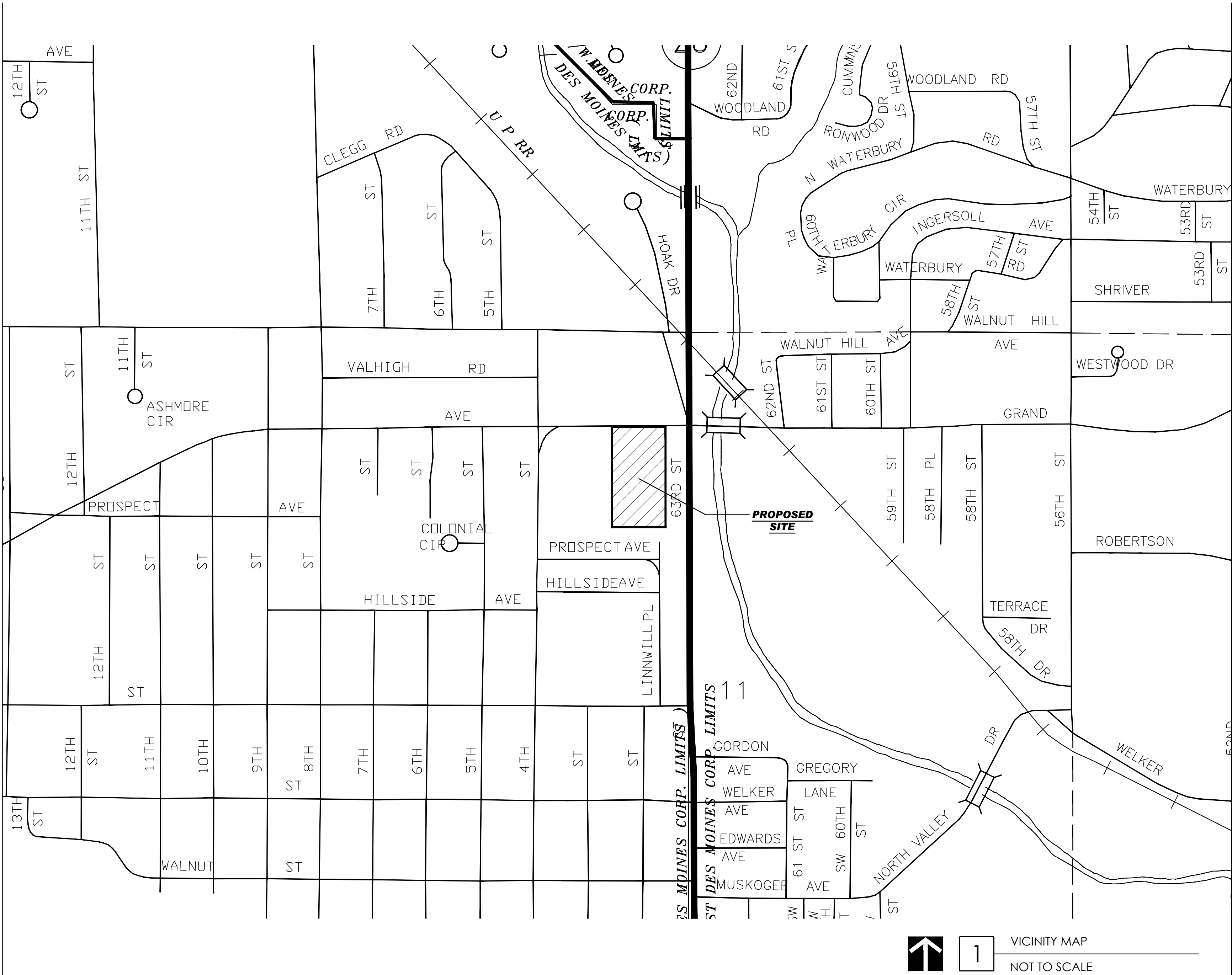
3501 104th Street
Des Moines, Iowa 50322

PHONE: (515)276-0467 FAX: (515)276-0217



S Y M B O L S L E G E N D

PROPERTY CORNER— FOUND AS NOTED		BOUNDARY LINE	
MEASURED DISTANCE	0.00' M	LOT LINE	
PLATTED DISTANCE	0.00' P	CENTER LINE	
DEEDED DISTANCE	0.00' D	EASEMENT LINE	
RIGHT-OF-WAY	R.O.W.	BUILDING LINE	
SANITARY SEWER MANHOLE		FENCE LINE	
STORM SEWER MANHOLE		SANITARY SEWER	
UTILITY MANHOLE		STORM SEWER	
SIGNAL POLE		GAS LINE	
LIGHT POLE		WATER LINE	
POWER POLE		UNDERGROUND ELECTRIC	
CURB INTAKE		OVERHEAD ELECTRIC	
SURFACE INTAKE		TELEPHONE LINE	
FIRE HYDRANT			
WATER VALVE			
GAS VALVE			
CLEAN OUT			



C E R T I F I C A T I O N S

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

PRINTED OR TYPED NAME

SIGNATURE & DATE

DISCIPLINE & REGISTRATION NO.

PAGES OR SHEETS COVERED

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

PRINTED OR TYPED NAME

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I N D E X O F D R A W I N G S

SPC	REZONING PUD COVER SHEET
SP1	EXISTING SITE & PARCEL PLAN
SP2	PUD & FINAL BUILD-OUT PLAN

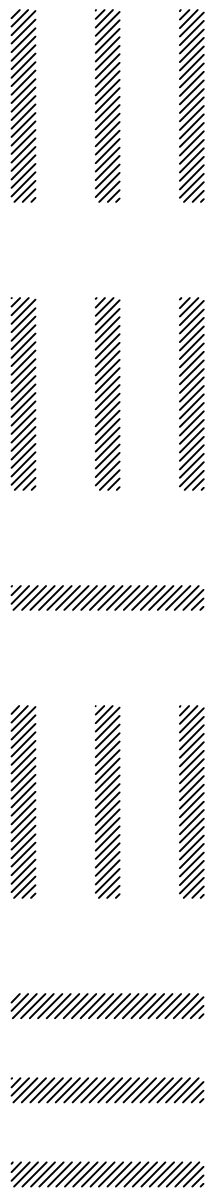


PRELIMINARY NOT FOR CONSTRUCTION
P U D S K E T C H P L A N

PRINT DATE:
0 5 O C T , 2 0 1 6
SHEET NAME:
P U D C O V E R

FIRST STREET REDEVELOPMENT
FIRST STREET AND GRAND AVENUE
WEST DES MOINES, IOWA 50265
P U D S K E T C H P L A N

S T U D I O M E L E E
1312 LOCUST, SUITE 100Z
DES MOINES, IOWA 50309
(515) 314-9852
(515) 493-0003



SPC

LAND OWNER & APPLICANT:

FIRST STREET LP
4500 WESTOWN PKWY, SUITE 115
WEST DES MOINES, IOWA 50266

CONTACT (PREPARED BY):

STUDIO MELEE
1312 LOCUST, SUITE 100Z
DES MOINES, IOWA 50309
PH: 515-314-9852

BISHOP ENGINEERING
3501 104TH STREET
URBANDALE, IOWA 50322
PH: 515-276-0467

EXISTING LEGAL DESCRIPTIONS:

- EX N 115F LT 1 LINNWILL PLAT 2 (VJ PLAZA)
EX W 65F N 115F LT 1 LINNWILL PLAT 2 (FORMER LJS)
EX E 60F & W 168F LOT 96 LINNWILL (BLUE TOMATO)
EX E 60F LOT 95 & W 168F LOT 96 LINNWILL (TRUE VALUE)
LOT 3 LINNWILL PLAT 2 (GRAND AVE VET)
LOT 2 LINNWILL PLAT 2 (SULLY'S)
LOT 1 LINNWILL (CITY OF WDM PROPERTY)

PROPOSED COMBINED LEGAL DESCRIPTION:

LOTS 95 & 96 OF LINNWILL PLAT 1, AN OFFICIAL PLAT
IN THE CITY OF WEST DES MOINES, POLK COUNTY, IA,
EXCEPT FOR THE EAST 60 FEET.

AND

LOT 1 OF LINNWILL PLAT 2, AN OFFICIAL PLAT
IN THE CITY OF WEST DES MOINES, POLK COUNTY, IA

CONTAINING APPROXIMATELY 5.37 ACRES

SITE AREA:

EXISTING: 5.37 acres, (234,012 sqft)
PROPOSED: 6.07 acres, (264,403 sqft)

DISTURBED AREA:

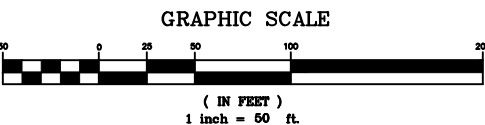
4.41 acres, (192,091 sqft)

BUILDING AREA:

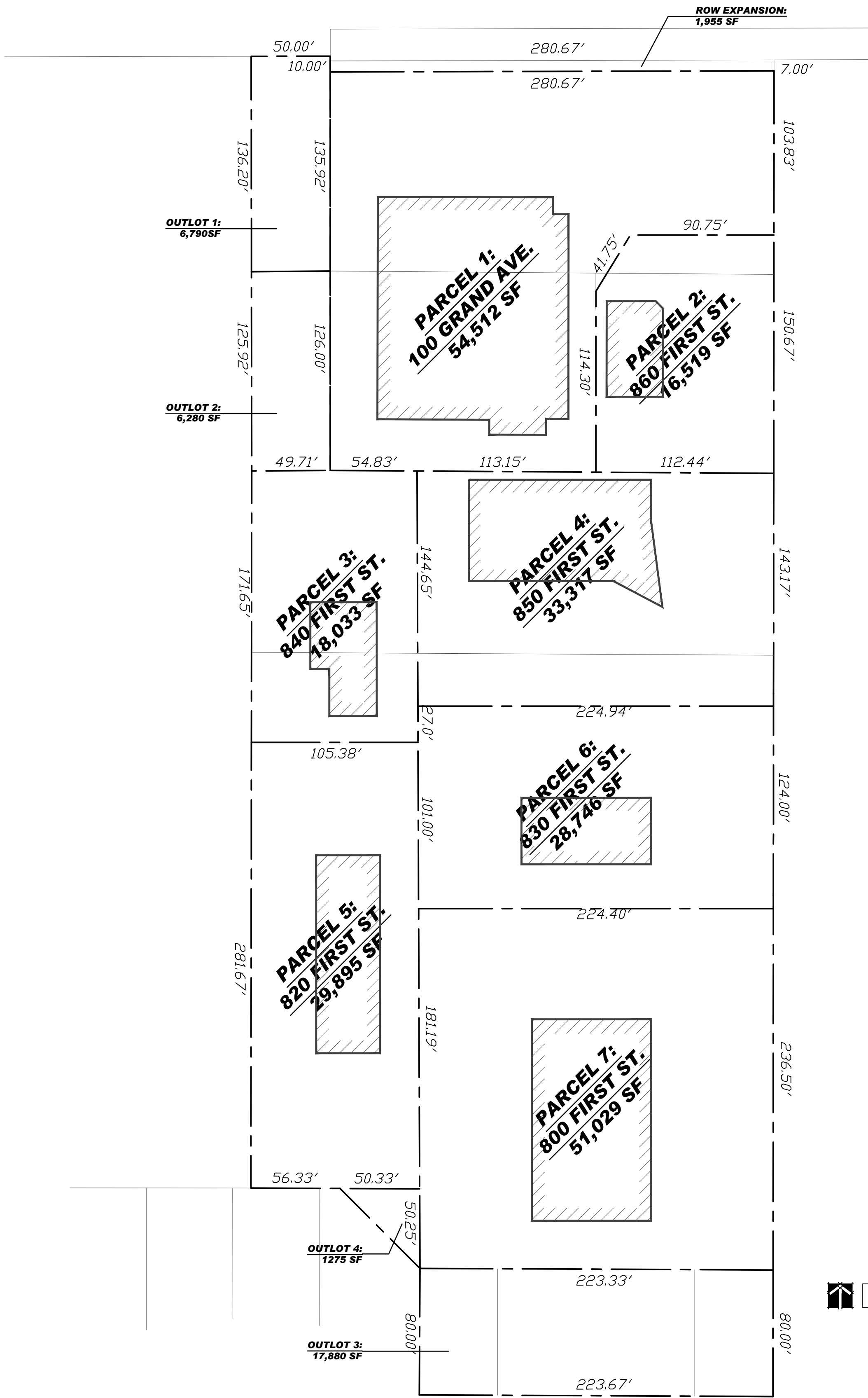
EXISTING: 38,100 SQFT
PROPOSED: 47,350 SQFT

PERVIOUS AREA:

EXISTING: 35,958 SQFT (15%)
PROPOSED: 71,135 SQFT (27%)



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P U D S K E T C H P L A N



210 GRAND AVE
HURD INDIANOLA LLC
25,281 SF
(CMC)

108 GRAND AVE
GRAND AVE VET
7,500 SF
(CMC)

100 GRAND AVE
FIRST STREET LP
58,804 SF
(CMC)

110 GRAND AVE
AMY BOGGS
5,600 SF
(CMC)

VACANT
FIRST STREET LP
7,475 SF
(CMC)

850 FIRST STREET
FIRST STREET LP
30,510 SF
(CMC)

811 FOURTH ST
UNITED TECHNOLOGIES
361,923 SF
(LI)

RESIDENTIAL
MEGAN HUBLER
8,250 SF
(SF-VJ)

RESIDENTIAL
TRAVIS RHINER
8,250 SF
(SF-VJ)

RESIDENTIAL
ALLAN MADSEN
9,360 SF
(SF-VJ)

VACANT
CITY OF W DES MOINES

VACANT
CITY OF W DES MOINES
10,000 SF
(SF-VJ)

VACANT
CITY OF W DES MOINES

EXISTING SITE PLAN
SCALE: 1" = 50'-0"

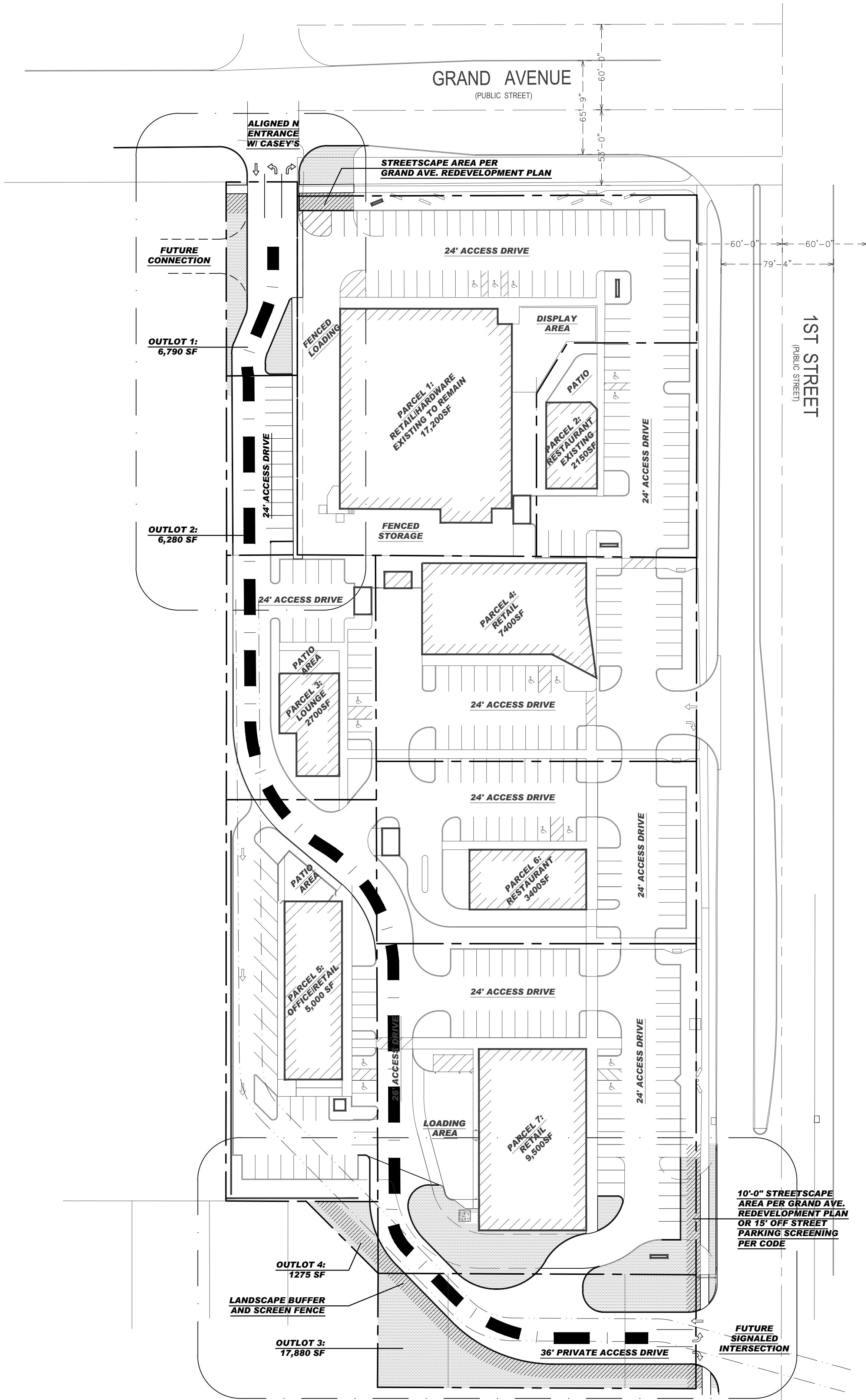
PRINT DATE:
0 5 O C T , 2 0 1 6
SHEET NAME:
EXISTING & PARCEL PLAN

FIRST STREET REDEVELOPMENT
FIRST STREET AND GRAND AVENUE
WEST DES MOINES, IOWA 50265
P U D S K E T C H P L A N

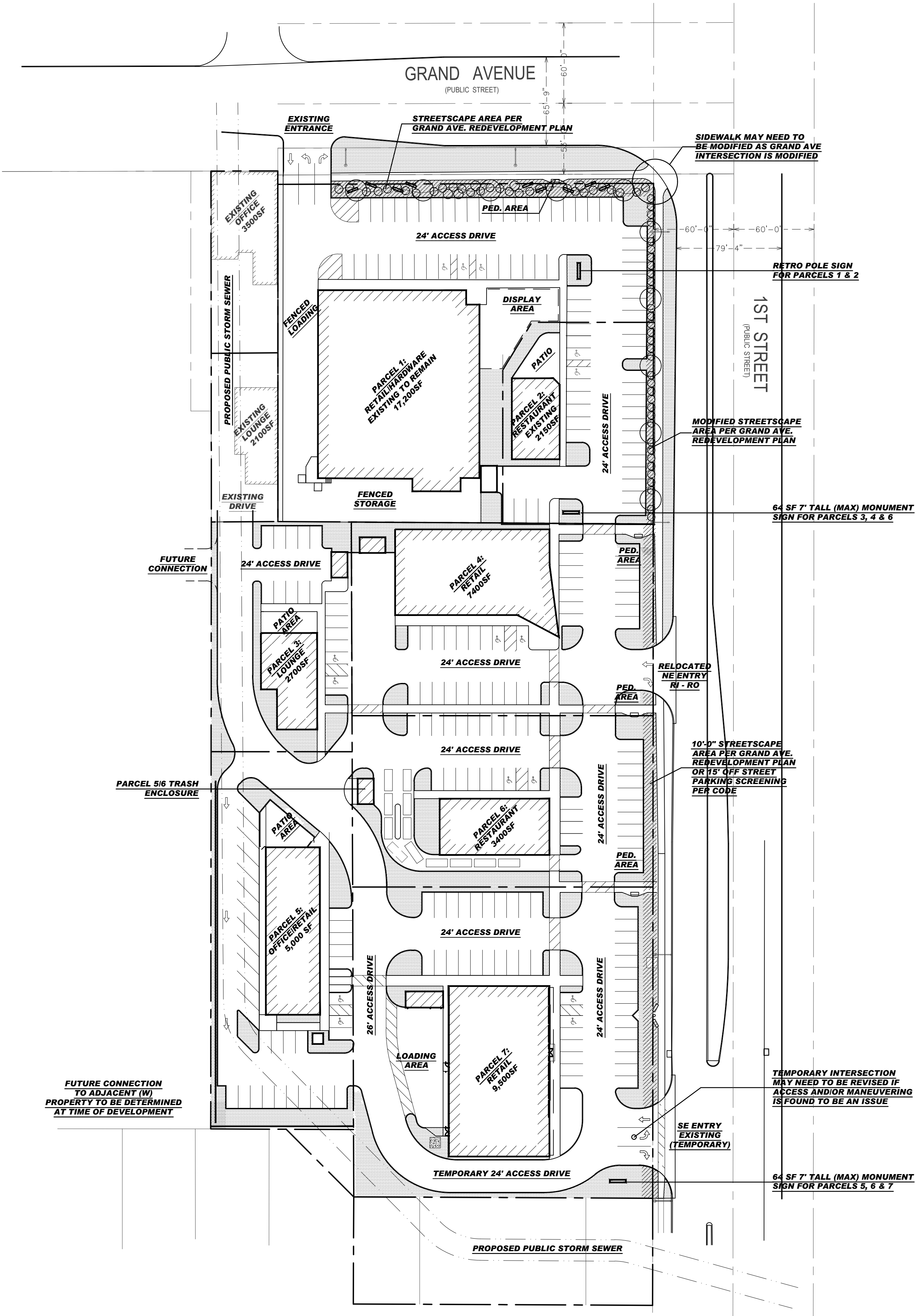
STUDIO MELEE
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SP1



2 FULL BUILD OUT PLAN
SCALE: 1" = 50'-0"



1 OVERALL SITE PLAN
SCALE: 1" = 50'-0"

LAND OWNER & APPLICANT:

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4500 WESTOWN PKWY, SUITE 115
WEST DES MOINES, IOWA 50266

CONTACT (PREPARED BY):

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BISHOP ENGINEERING
3501 104TH STREET
URBANDALE, IOWA 50322
PH: 515-276-0467

EXISTING ZONING:

CMC COMMUNITY COMMERCIAL

PROPOSED LAND USE & ZONING:

FIRST STREET PUD, UNDERLYING ZONING CMC

BULK REGULATIONS:

THE INTENT OF THIS MASTER PLAN IS TO PERMIT REDEVELOPMENT OF THE AREA INTO A UNIQUE AND IDENTIFIABLE AREA AND TO RESPOND TO THE CONSTRAINTS OF AN INFILL SITE. AS PARCELS ARE BROUGHT FORTH FOR REDEVELOPMENT, THEY WILL NEED TO BE IN GENERAL CONFORMANCE WITH THE MASTER PLAN, THE GRAND AVENUE REDEVELOPMENT PLAN AND THE ESTABLISHED PUD. PROPOSED USES, BUILDING SIZES AND LOCATIONS INDICATED ON THE MASTER PLAN MAY CHANGE SLIGHTLY TO ACCOMMODATE PROPOSED INFRASTRUCTURE IMPROVEMENTS AND SPECIFIC USER NEEDS.

THE PARCELS WITHIN THE MASTER PLAN ARE GOVERNED BY THE PHASING PLAN AGREED UPON BETWEEN THE CITY OF WDM AND THE PROPERTY OWNER.

OPEN SPACE REQUIREMENTS:

AS EACH PARCEL MOVES FORWARD TO REDEVELOP, IT IS EXPECTED THAT THE SITE DESIGN WILL COME AS CLOSE TO 25% OPEN SPACE AS POSSIBLE AND MITIGATE THE LOSS OF OPEN SPACE WITH PROVISION OF SITE AMENITIES AS NOTED IN THE GRAND AVENUE REDEVELOPMENT PLAN. HOWEVER, NO SITE SHALL BE PERMITTED TO HAVE MORE THAN 85% IMPERVIOUS SURFACE AND THE ENTIRE SITE SHALL HAVE NO MORE THAN 82% IMPERVIOUS SURFACE.

PARKING REQUIREMENTS:

IT'S UNDERSTOOD THAT INDIVIDUAL PARCELS WITHIN THE REDEVELOPMENT MAY NOT BE ABLE TO PROVIDE ALL REQUIRED PARKING ON SITE AND SOME SHARED PARKING WILL BE REQUIRED. RECIPROCAL INGRESS AND EGRESS PARKING EASEMENTS WILL BE REQUIRED FOR ALL PARCELS IN THE DEVELOPMENT.

OFFICE AND RETAIL USES SHALL PROVIDE A MINIMUM OF 1 PARKING SPACE PER 300SF GROSS FLOOR AREA. RESTAURANTS (BOTH SIT-DOWN AND DRIVE-THRU) AND DRINKING ESTABLISHMENTS SHALL PROVIDE A MINIMUM OF 1 PARKING SPACE PER 150SF GROSS FLOOR AREA. ANY USES WITH DRIVE-THRU FACILITIES MUST PROVIDE QUEUE SPACES AS NOTED IN CITY CODE AT THE TIME OF SITE PLAN APPROVAL.

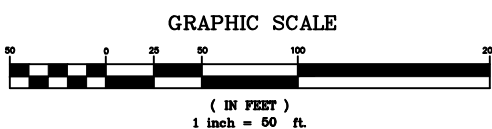
LANDSCAPING REQUIREMENTS:

AS EACH PARCEL MOVES FORWARD TO REDEVELOP, IT IS EXPECTED THAT THE SITE DESIGN WILL COME AS CLOSE AS POSSIBLE TO PLANTING STANDARDS FOR 25% OPEN SPACE. IT'S UNDERSTOOD THAT INDIVIDUAL PARCELS WITHIN THE REDEVELOPMENT MAY NOT BE ABLE TO PROVIDE ALL REQUIRED LANDSCAPING ON SITE AND ADDITIONAL PLANT MATERIAL CAN BE PROVIDED ON OTHER PARCELS, AS LONG AS THE ENTIRE DEVELOPMENT MEETS THE MINIMUM PLANTING STANDARDS FOR 25% OPEN SPACE.

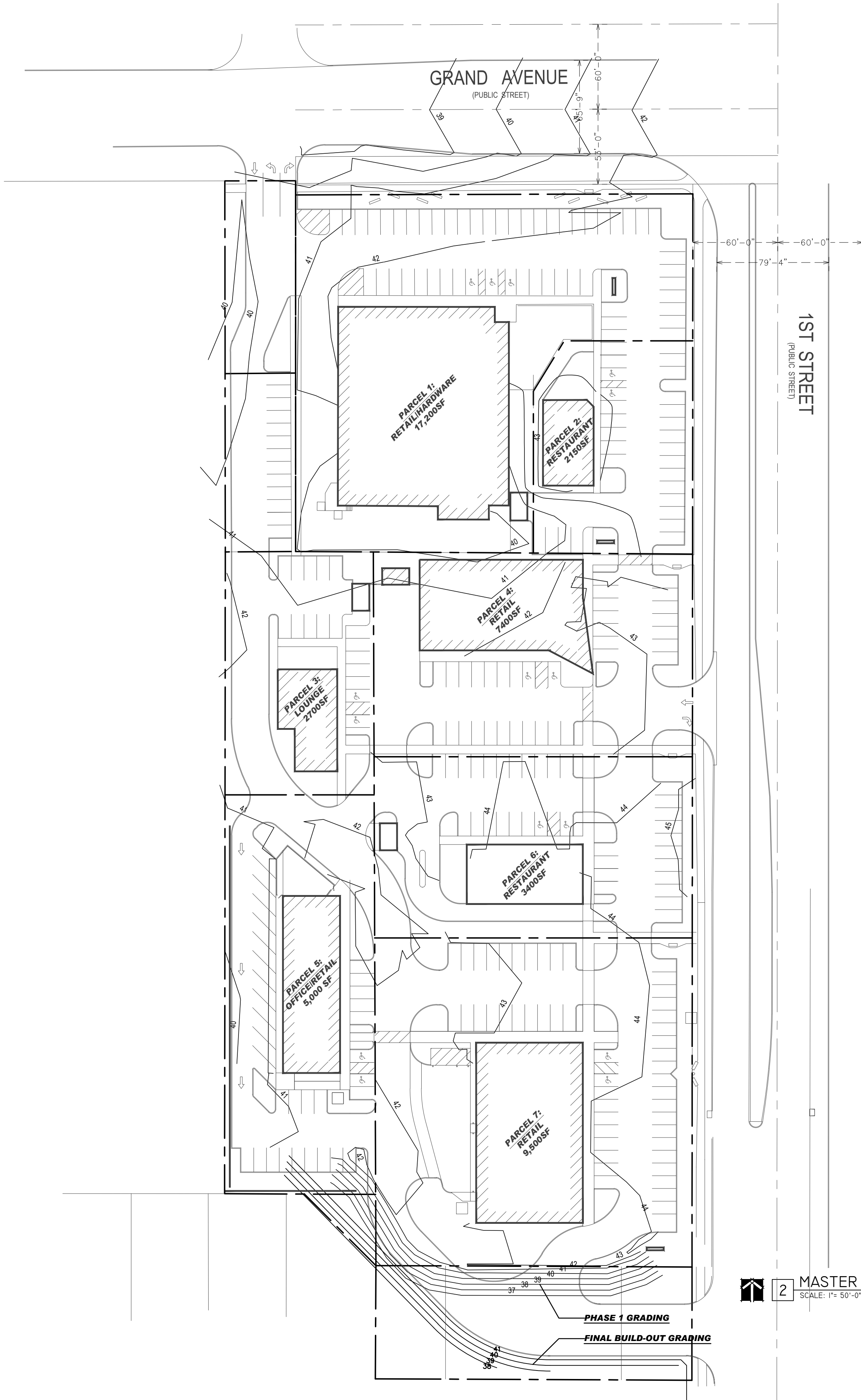
IN ADDITION TO OPEN SPACE PLANTINGS, STREETScape AND PEDESTRIAN AREAS AS NOTED IN THE GRAND AVENUE REDEVELOPMENT PLAN MUST BE PROVIDED ALONG GRAND AVENUE FRONTAGE AND THE NORTH SECTION OF THE DEVELOPMENT FRONTAGE ALONG FIRST STREET AS INDICATED ON THE PLAN. THE SOUTH SECTION OF THE FRONTAGE ALONG FIRST STREET CAN BE STANDARD OFF-STREET PARKING SCREENING PER CODE OR A CONTINUATION OF THE STREETScape.

REQUIRED BUFFERS ALONG THE ADJACENT RESIDENTIAL AREAS MAY BE PROVIDED WITH A COMBINATION OF FENCING AND PLANTINGS.

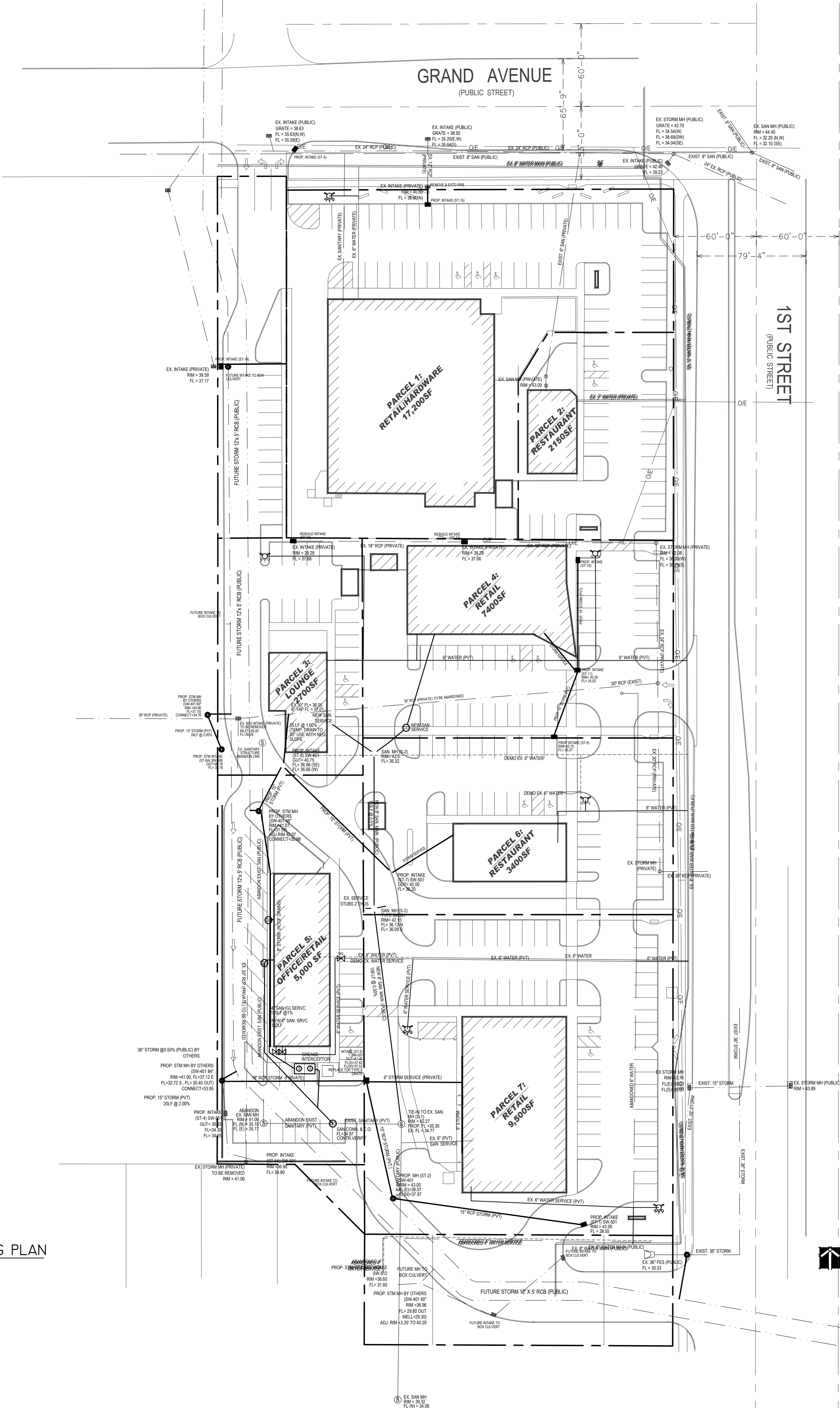
SCREENING FOR MECHANICAL UNITS (GROUND AND ROOFTOP) AS WELL AS OTHER OUTDOOR STORAGE YARDS MUST MEET SCREENING REQUIREMENTS AS NOTED IN CITY CODE AT THE TIME OF SITE PLAN APPROVAL.



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P U D S K E T C H P L A N



2 MASTER GRADING PLAN
SCALE: 1" = 50'-0"



1 MASTER UTILITY PLAN
SCALE: 1" = 50'-0"

LAND OWNER & APPLICANT:

FIRST STREET LP
4500 WESTOWN PKWY, SUITE 115
WEST DES MOINES, IOWA 50266

CONTACT (PREPARED BY):

STUDIO MELEE
1312 LOCUST, SUITE 100Z
DES MOINES, IOWA 50309
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3501 104TH STREET
URBAN DALE, IOWA 50322
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STORMWATER MANAGEMENT:

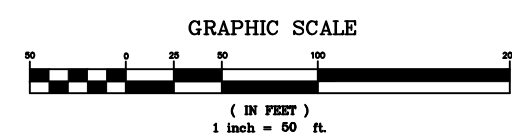
AS PART OF THE PUD, THE APPLICANT WILL BE REQUIRED TO PERFORM A STORMWATER MANAGEMENT PLAN TO DETERMINE STORMWATER FLOWS AND DOWNSTREAM CAPACITY. IN LIEU OF ONSITE DETENTION, INDIVIDUAL PROPERTIES WILL BE EXPECTED TO PARTICIPATE IN THE GRAND AVENUE STORMWATER FEE DISTRICT. THE CITY OF WEST DES MOINES SHALL DETERMINE THE ULTIMATE STORMWATER MANAGEMENT SOLUTION FOR THE AREA. COORDINATION OF ANY CONNECTIONS REQUIRED FOR ONSITE STORMWATER INFRASTRUCTURE WILL BE NEEDED IN CONJUNCTION WITH THE WANUT CREEK OUTFALL PROJECT.

SITE UTILITIES NOTES:

1. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED.
2. CONTRACTOR SHALL VERIFY ALL ELEVATIONS FOR ALL EXISTING UTILITIES PRIOR TO STARTING WORK, INCLUDING ELEVATIONS OF EXISTING LINES CROSSING NEW LINES.
3. CONTRACTOR SHALL FIELD ADJUST ALL SITE UTILITIES (NEW AND EXISTING) TO MATCH PROPOSED FINISH GRADES, INCLUDING HYDRANTS, VALVES, MANHOLE RIMS, INLETS AND POLE BASES.
4. ALL SANITARY SEWER, STORM SEWER MATERIALS AND INSTALLATION SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF WEST DES MOINES 'URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS,' 1998 BY THE URBAN STANDARDS SPECIFICATIONS COMMITTEE- CENTRAL IOWA METROPOLITAN AREAS AND MUNICIPALITIES.

SITE GRADING NOTES

1. TAKE ALL NECESSARY MEASURES TO PROTECT AGAINST EROSION AND DUST POLLUTION ON AND AROUND THE PROJECT SITE TO INCLUDE ALL OFF-SITE BORROW AND SPOIL AREAS.
2. FOR ALL AREAS INDICATING PROPOSED CONSTRUCTION, STRIP AND HAUL AWAY ALL ORGANIC MATERIAL TO A 2' MINIMUM DEPTH. UPON COMPLETION OF WORK, A MINIMUM OF 6-INCHES OF TOPSOIL SHALL BE PLACED ON ALL NON-PAVED DISTURBED SURFACES. SOIL STOCKPILE AREA MAY NOT BE AVAILABLE ON-SITE, HAUL AWAY AND BRING BACK AS REQUIRED.
3. NATIVE SOILS MAY BE REUSED FOR COMMON FILL (OUTSIDE OF BUILDING) AFTER THEY ARE SORTED TO REMOVE ALL DELETERIOUS MATERIALS SUCH AS CONCRETE, BRICKS AND OTHER RUBLE. DELETERIOUS MATERIALS SHALL BE REMOVED FROM PROJECT SITE. ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
4. SUBGRADE FOR PAVEMENTS SHALL BE PROOF ROLLED AND CHECKED FOR SOFT SPOTS. ANY SOFT SPOTS FOUND SHALL HAVE UNACCEPTABLE MATERIAL REMOVED AND REPLACED WITH SELECT MATERIAL.
5. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINISHED GRADE. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ($\frac{1}{4}$ " PER FOOT MIN.) AWAY FROM ALL BUILDINGS TO A DISTANCE OF 10'-0" OR MORE.
6. ALL SIDEWALKS SHALL HAVE $\frac{1}{4}$ " PER FOOT TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE AWAY FROM THE BUILDING.
7. MATCH EXISTING GRADES AT INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
6. CONTRACTOR SHALL REVIEW AND FOLLOW THE GEOTECHNICAL SOILS REPORT IN THE PROJECT MANUAL.



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PRINT DATE: 05 OCT, 2016
SHEET NAME: GRADING & UTILITIES

FIRST STREET REDEVELOPMENT
FIRST STREET AND GRAND AVENUE
WEST DES MOINES, IOWA 50265

STUDIO MELEE
1312 LOCUST, SUITE 100Z
DES MOINES, IOWA 50309

SP3